

INTRODUCTION

Providing affordable housing is a constitutional obligation, required by the Fair Housing Act of 1985 (FHA). The law recognizes that every New Jersey municipality shall provide “a realistic opportunity for a fair share of its region’s present and prospective needs for housing low and moderate income families”. The FHA made the Housing Element a mandatory part of the municipal master plan and also required the preparation of a Fair Share Plan describing how the goals of the Housing Element would be achieved.

The FHA directs the New Jersey Council On Affordable Housing (COAH) to provide regulations that allow municipalities to prepare a comprehensive planning and implementation response to the constitutional obligation to provide a realistic opportunity for the provision of affordable housing. COAH is directed to review the municipal Housing Element and Fair Share Plan and is empowered to grant substantive certification.

Since the Planning Board adopted and the Borough endorsed a new Housing Element and Fair Share Plan in December 2005, there have been a number of significant events:

- (1) On May 6, 2008, COAH adopted comprehensive new round three regulations;
- (2) On May 6, 2008, COAH proposed amendments to the round three regulations it adopted that day;
- (3) By letter dated May 28, 2008, COAH’s Executive Director instructed municipalities to use the adopted regulations, along with the proposed amendments, as a guideline even though COAH had not yet adopted the regulations;
- (4) On July 17, 2008, Governor Corzine signed the so-called Roberts Bill into law, which amended the Fair housing Act so as to eliminate Regional Contribution Agreements as a compliance technique and made certain other changes; and
- (5) On October 20, 2008, COAH adopted amendments to the May 6, 2008 round three regulations.

As a result of the events described above, the framework for the December 2005 Plan has changed. The new laws have changed the fair share responsibilities of the Borough. Therefore, the Borough must revisit its approach to compliance. The within plan sets forth a new approach consistent with the new laws adopted by the Legislature and COAH as well as the proposed amendments COAH has directed municipalities to utilize.

The 2004 Regulations

By way of background, on December 20, 2004, the first version of the third round substantive and procedural rules became effective. These rules used a methodology known as growth share, to calculate the municipality’s new construction obligation for the third round housing based on actual growth occurring in the municipality. COAH’s first version of its round three regulations assigned a one unit obligation for every eight market units projected and for every 25 jobs projected for a 10 year period between

January 1, 2004 and January 1, 2014. These rules also required municipalities to address their indigenous need and their new construction obligations for the first and second housing rounds. Thus, the regulations established a cumulative obligation, covering a period of need from 1987 to 2014 and consisting of the following three components:

- The rehabilitation share (2000)
- The prior round obligation (1987-1999)
- Growth share (1999-2014)

The rehabilitation share is a measure of old, crowded, deficient housing that is occupied by low- and moderate-income households. The rehabilitation share is provided by COAH and based on 2000 Census data.

The prior round obligation is the municipality's new construction obligation from 1987 to 1999. The unmet balance of the previous obligation must be satisfied as part of the third round fair share plan. COAH has recalculated the obligations from the previous rounds based on data from the 2000 Census.

The growth share obligation is the obligation extrapolated from the projected number of new market units and new jobs projected to come into existence in a ten year period as described above.

The May 6, 2008 Regulations

In its regulations COAH adopted on May 6, 2008, COAH increased the growth share requirement from one affordable unit for every eight (8) market units, to one affordable unit for every four (4) market units. The growth share number related to employment also increased from one affordable unit for every twenty-five (25) jobs created, to one affordable unit for every sixteen (16) jobs created.

In its regulations COAH adopted on May 6, 2008, COAH also increased the period for which a municipality projects growth. More specifically, in contrast to the 2004 regulations, which extrapolated the growth share from projections of growth over a 10 year period; the new regulations extrapolate growth based upon a projection of growth over a **15-year period** spanning January 1, 2004 through December 31, 2018.

The new regulations authorize municipalities to rely upon their projections of growth for purposes of planning. However, if the actual growth exceeds the projected growth, the new regulations require that municipalities address the higher growth share extrapolated from the actual growth.

October 20, 2008 Regulations

COAH received thousands of comments in response to its proposal of the regulations it adopted on May 6, 2008. Many of those comments challenged the reliability of the information COAH utilized to extrapolate the growth share of various municipalities.

COAH, therefore, utilized new data in conjunction with the regulations it proposed on May 6, 2008.

The Borough of Cape May Point, retained Planning Design Collaborative, LLC to assist the Borough with the preparation of a Housing Element and Fair Share Housing Plan. Planning Design Collaborative, LLC prepared the Housing Element and Fair Share Plan the Planning Board adopted in December 2005 and also prepared the within plan. This plan presents the background data required by the applicable provisions of COAH and the New Jersey Municipal Land Use Law (MLUL). The first portion of this document contains background data required by COAH, including the obligatory 2000 census data. The second portion of this document sets forth the Fair Share Plan in the prescribed format.

COMMUNITY OVERVIEW

The Borough of Cape May Point is located at the southern most tip of Cape May County, bounded by Lower Township to the north and east, Delaware Bay to the west and the Atlantic Ocean to the south. The Borough occupies approximately 0.18 square miles. Cape May Point is a seasonal resort community that is almost completely developed. Limited vacant parcels and environmental constraints limit future residential and commercial growth.

Table No. 1 shows the existing land use in Cape May Point.

**TABLE NO. 1
EXISTING LAND USE
CAPE MAY POINT, NEW JERSEY**

LAND USE	PARCEL COUNT	PERCENT (%)
Residential	587	83.5
Commercial	1	0.15
Public & Semi-Public	21	3.0
Vacant	84	11.9
Miscellaneous	3	0.43
Charitable	5	0.72
County	1	0.15
Utility	1	0.15
	703	100

Source: Cape May Point Master Plan 2007

INVENTORY OF MUNICIPAL HOUSING STOCK

This section of the Housing Element provides an inventory of Cape May Point's housing stock. COAH requires the municipal housing inventory to identify the local housing stock relative to the number of year-round and seasonal units, housing age, housing conditions, purchase and rental value and occupancy characteristics. Additionally, the inventory includes the number of affordable units available to low and moderate income households and the number of substandard housing units capable of being rehabilitated.

Number of Housing Units

The 2000 Census reveals the total number of housing units in Cape May Point is 501 units, which is a 15.3 percent decrease from the 578 units indicated in the 1990 Census. The number of occupied units decreased from 142 units in 1990 to 133 units in 2000 while the number of seasonal units has increased from 333 units in 1990 to 356 units in 2000. Between 1990 and 2000 the number of vacant units in Cape May Point decreased by 18.4 percent. The number of renter occupied units experienced a dramatic decrease between 1990 and 2000. Table No. 2 outlines these findings.

**TABLE NO. 2
HOUSING CHARACTERISTICS
CAPE MAY POINT, NEW JERSEY**

CHARACTERISTICS	1990	2000	CHANGE (%)
Total Units	578	501	-13.3
Total Vacant Units	436	368	-15.5
Total Seasonal Units	333	356	+6.9
Total Year Round Vacant Units	103	12	-88.3
Total Occupied Units	142	133	-6.3
Owner-Occupied Units	125	129	+3.2
Renter-Occupied Units	17	4	-76.5

Source: US Census Bureau; 1990 & 2000; Summary File 1

Housing Age

Table No. 3 summarizes the relative age of housing in Cape May Point. The table indicates the peak housing construction period of the Borough as pre-1950's. Housing constructed from 1990 to 2000 totals 42 dwelling units, which is approximately 8.4 percent of the total number of units.

**TABLE NO. 3
YEAR STRUCTURE BUILT
CAPE MAY POINT, NEW JERSEY**

YEAR CONSTRUCTED	NUMBER	PERCENT (%)
1999 to 2000	-	-
1995 to 1998	18	3.6
1990 to 1994	24	4.8
1980 to 1989	60	12.0
1970 to 1979	45	9.0
1960 to 1969	90	18.1
1940 to 1959	174	34.9
Pre – 1940	87	17.5
Total	498	99.9

Source: US Census Bureau; 2000; Summary File 3

Note: Totals may not equal 100% because of rounding

Housing Conditions

Occupancy per room is reported in Table No. 4. It appears that households in the Borough maintain adequate occupancy per room.

**TABLE NO. 4
OCCUPANTS PER ROOM
OCCUPIED UNITS
CAPE MAY POINT, NEW JERSEY**

OCCUPANTS PER ROOM	1990	2000
1.00 person or less	142	132
1.01 – 1.50 persons	0	0
1.51 persons or more	0	0
Total	142	132

Source: US Census Bureau; 2000; Summary File 3

Table No. 5 summarizes house heating fuel in the Borough. The 2000 Census indicates that mineral oils and bottled gas are used in the majority of dwellings.

TABLE NO. 5
HOUSE HEATING FUEL
CAPE MAY POINT, NEW JERSEY

TYPE OF HEATING FUEL	OCCUPIED UNITS	PERCENT (%)
Utility gas	-	-
Bottled, tank, or LP gas	39	29.5
Electricity	39	29.5
Fuel oil, kerosene, etc.	47	35.7
Coal or coke	-	-
Wood	3	2.3
Solar energy	-	-
Other fuel	4	3.0
No fuel used	-	-
Total	132	100.0

Note: (-) denotes zero or rounds to zero

Source: US Census Bureau; 2000; Summary File 3

Purchase and Rental Values

The distribution of housing costs of owner-occupied housing units is summarized in Table No. 6. The median value of such units was \$197,800 in 1990 and \$301,400 in 2000. The following Table No. 7 outlines housing information for renter-occupied housing. The median monthly rent has increased from \$450 in 1990 to \$850 in 2000.

TABLE NO. 6
SPECIFIED OWNER-OCCUPIED HOUSING UNITS BY VALUE
CAPE MAY POINT, NEW JERSEY

VALUE	1990	PERCENT (%)	VALUE	2000	PERCENT (%)
Less than \$75,000	4	3.5	Less than \$50,000	-	-
\$75,000 – \$99,999	7	6.1	\$50,000 - \$99,999	8	6.8
\$100,000 - \$124,999	11	9.5	\$100,000 - \$149,999	3	2.6
\$125,000 - \$149,999	7	6.1	\$150,000 - \$199,999	3	2.6
\$150,000 - \$174,999	13	11.3	\$200,000 - \$299,999	44	37.6
\$175,000 - \$199,999	17	14.8	\$300,000 - \$499,999	44	37.6
\$200,000 - \$249,999	21	18.3	\$500,000 - \$999,999	15	12.8
\$250,000 - \$299,999	17	14.8	\$1,000,000 or more	-	-
\$300,000 - \$399,999	9	7.8			
\$400,000 - \$499,999	4	3.5			
\$500,000 or more	5	4.3			
Total	115		Total	117	100.0
Median Value	\$197,800		Median Value	\$301,400	

Note: (-) denotes zero or rounds to zero

Source: US Census Bureau; 1990 & 2000; Summary File 3

TABLE NO.7
SPECIFIED RENTER-OCCUPIED HOUSING UNIT
CAPE MAY POINT, NEW JERSEY

RENT	1990	PERCENT (%)	RENT	2000	PERCENT (%)
Less than \$100	-	-	Less than \$200	-	-
\$100-\$149	1	5.9	\$200 - \$299	-	-
\$150 - \$199	1	5.9	\$300 - \$499	-	-
\$200 - \$299	1	5.9	\$500 - \$749	-	-
\$300 - \$399	3	17.6	\$750 - \$999	9	100
\$400 - \$499	4	23.5	\$1000 - \$1,499	-	-
\$500 - \$599	1	11.8	\$1,500 or more	-	-
\$600 - \$699	2	11.7			
\$700 - \$749	1	5.9			
\$750 - \$999	-	-			
\$1,000 or more	3	17.6			
No cash Rent	-	-	No cash Rent	-	-
Total	17	100.0	Total	9	100.0
Median Value	\$450		Median Value	\$850	

Note: (-) denotes zero or rounds to zero

Source: US Census Bureau; 1990 & 2000; Summary File 3

Occupancy Characteristics and Types

A variety of residential development exists in Cape May Point. The majority of housing structures consist of single-family homes, which comprise approximately 93 percent of the total dwelling units. The second largest number of housing structures is comprised of multi-family residences. Table No. 8 outlines units in structure from the 2000 Census.

**TABLE No. 8
UNITS IN STRUCTURE
CAPE MAY POINT, NEW JERSEY**

UNITS IN STRUCTURE	NUMBER	PERCENT
One Unit Detached	464	93.2
One Unit Attached	6	1.2
2 Units	20	4.0
3 or 4 Units	2	0.4
5 to 9 Units	6	1.2
10 to 19 Units	-	-
20 or More Units	-	-
Mobile Units	-	-
Boat, RV, van, etc.	-	-
Total	498	100.0

Note: (-) denotes zero or rounds to zero

Source: US Census Bureau; 2000; Summary File 3

The number of bedrooms per dwelling unit is reported in Table No. 9. The 2000 Census indicated 69.7 percent of dwelling units, or 92 units contained three or more bedrooms.

**TABLE NO. 9
NUMBER OF BEDROOMS IN HOUSING UNITS
OCCUPIED UNITS
CAPE MAY POINT, NEW JERSEY**

BEDROOMS	NUMBER	PERCENT (%)
None	-	-
One	4	3.0
Two	36	27.3
Three	62	47.0
Four	25	18.9
Five or more	5	3.8
Total	132	100

Source: US Census Bureau; 2000; Summary File 3

Table No. 10 provides data concerning kitchen and plumbing facilities. As indicated by the numbers from the 1990 Census data and 2000 Census data, there are no dwellings lacking kitchen or plumbing facilities in Cape May Point.

TABLE NO. 10
KITCHEN AND PLUMBING FACILITIES
CAPE MAY POINT, NEW JERSEY

FACILITIES	1990		2000	
	Number	Percent (%)	Number	Percent (%)
Kitchen Facilities:				
Lacking Complete Facilities	-	-	-	-
With Complete Facilities	498	100	498	100
Plumbing Facilities				
Lacking Complete Facilities	-	-	-	-
With Complete Facilities	498	100	498	100
Total Housing Units	498		498	

Note: (-) denotes zero or rounds to zero

Source: US Census Bureau; 1990 & 2000; Summary File 3

Number of Units Affordable to Low and Moderate Income Households

The 2000 US Census recorded a median family income of \$55,313, which is approximately 139% percent greater than the \$23,125 reported in 1990. Based upon the standard that moderate income households would represent no more than 80 percent of this number, 1990 moderate income levels would be no higher than \$18,500. Low income households are defined as earning 50 percent of the median income or \$11,562 in 1990. In 2000, moderate income levels would be no higher than \$44,250, while low income levels would be \$27,657.

With the exception of adjustments for family size and using a rule of thumb of two times the family income for sale housing and one-quarter yearly income for rental housing, housing costs and rental costs for 2000 were calculated for Cape May Point. Based on Cape May Point Census data, moderate income housing costs were determined to be \$88,500 for sale housing. This in effect suggests that approximately less than 7 percent of the units in the Borough could be described as in the price range of moderate income households. Moderate income renters could afford to spend \$922 per month on housing. Low income housing costs were determined to be \$55,313, of which no housing units in Cape May Point were available to low income families. Low income renters could afford to spend \$576 per month on housing.

POPULATION ANALYSIS

The COAH regulations call for an analysis of the community's socio-economic characteristics, including an assessment of population size, rate of population growth, age and gender characteristics, income levels, and household size. Each of these items is described in this section of the report.

Population Size

The total population in Cape May Point is reported as 241 persons in the 2000 Census. The population remained constant from the 241 persons recorded in 1990.

Rate of Population Growth

The population growth rate from 1970 to 2000 is summarized in Table No. 11. From 1970 through 1980, Cape May Point experienced a sizable increase in population. From 1980 to 1990, Cape May Point experienced a slight decline in population and remained relatively stable through 2000.

**TABLE NO. 11
RATE OF POPULATION GROWTH
CAPE MAY POINT, NEW JERSEY**

YEAR	POPULATION	CHANGE (NO.)	CHANGE (%)
1970	204	-	-
1980	255	51	25.0
1990	248	-7	-2.7
2000	241	-7	-2.8

Note: (-) denotes zero or rounds to zero

Source: US Census Bureau, 1990 & 2000; Summary File 1
1996 Cape may point Housing Element

Age, Gender and Race Characteristics

The following table provides age and gender characteristics in Cape May Point.

**TABLE NO. 12
AGE AND GENDER CHARACTERISTICS
CAPE MAY POINT, NEW JERSEY**

AGE GROUP	MALE	FEMALE	TOTAL	PERCENT (%)
Under 5	3	2	5	2.1
5 – 9	2	0	2	0.8
10 – 14	5	1	6	2.5
15 – 19	2	1	3	1.2
20 – 24	0	2	2	0.8
25 – 29	0	2	2	0.8
30 – 34	4	2	6	2.5
35 – 44	9	8	17	7.1
45 – 54	10	16	26	10.8
55 – 59	9	10	19	7.9
60 – 64	16	22	38	15.8
65 – 74	31	25	56	23.2
75+	27	32	59	24.4
Total	118	123	241	100
Median Age*	64.7	63.8	64.2	

Source: US Census Bureau: 2000; Summary File 1

The Borough's racial composition is outlined in Table No. 13. White population represents 95 percent of the residents. Non-white population consists of 5 percent of the community.

**TABLE NO. 13
RACIAL COMPOSITION
CAPE MAY POINT, NEW JERSEY**

RACE	NUMBER	PERCENT (%)
White	229	95.0
Black or African American	5	2.1
Other	1	0.4
Two or more races	6	2.5
Total	241	100

Source: US Census Bureau: 2000; Summary File 1

Income Level

*Table No. 14 outlines household income by income category. The median household income for 1999 was \$55,313, which is a 139 percent increase compared to the 1990 median household income of \$23,125. Comparable data for Region 6 (which includes Atlantic, Cape May, Cumberland and Salem Counties) according to COAH guidelines indicate that the median household income for a two person household in 2000 was \$48,505.

**TABLE NO. 14
HOUSEHOLD INCOME
CAPE MAY POINT, NEW JERSEY
1999 HOUSEHOLDS**

INCOME CATEGORY	NUMBER	PERCENT
<\$10,000	4	3.3
\$10,000 - \$14,999	11	9.1
\$15,000 - \$24,999	9	7.4
\$25,000 - \$34,999	14	11.6
\$35,000 - \$49,999	20	16.5
\$50,000 - \$74,999	24	19.8
\$75,000 - \$99,999	12	10.0
\$100,000 - \$149,999	8	6.6
\$150,000 - \$199,999	6	5.0
\$200,000+	13	10.7
Total	121	100
Median Household Income	\$55,313	

Source: US Census Bureau: 2000; Summary File 3

Household Size

The Borough's average household size is 1.81 persons per household according to the 2000 census. Although Cape May Point experienced a small increase in the number of households, the population size remained constant. Cape May Point's average household size is summarized in Table No. 15.

**TABLE NO. 15
AVERAGE HOUSEHOLD SIZE
CAPE MAY POINT, NEW JERSEY**

YEAR	TOTAL POPULATION	NUMBER OF HOUSEHOLDS	HOUSEHOLD SIZE
1990	241	130	1.85
2000	241	133	1.81

Source: US Census 1990 and 2000; Summary File 1

EMPLOYMENT CHARACTERISTICS AND TRENDS

The COAH regulations require an analysis of the existing employment characteristics of the community, including current and historic trends of employment in the municipality. These items are addressed below in detail.

Employment Trends

Employment data from 1997 to 1999 is reported in Table No. 16. The data indicates that the number of private and government jobs in Cape May Point has increased slightly. Private and government weekly wages show an increase for the three year period.

**TABLE NO. 16
COVERED EMPLOYMENT
CAPE MAY POINT, NEW JERSEY**

YEAR	NUMBER OF JOBS	WEEKLY WAGE
1997		
Private	7	\$336.00
Government	5	\$460.00
1998		
Private	7	\$357.00
Government	5	\$487.00
1999		
Private	10	\$391.00
Government	4	\$527.00

Source: State of New Jersey, Department of Labor, Office of Labor Planning & Analysis, Trends in Employment and Wages Covered by Unemployment Insurance (1997-1999)

Employment Characteristics and Occupation Patterns of the Community's Residents

Table No. 17 summarizes employment status of persons at the age of 16 and over by gender. Approximately 48.5 percent of the residents in Cape May Point are participating in the civilian labor force, of which 95 percent are employed. An overall unemployment rate is relatively low at 5 percent.

**TABLE NO. 17
EMPLOYMENT STATUS
OF PERSONS 16 AND OVER BY GENDER
CAPE MAY POINT, NEW JERSEY**

EMPLOYMENT STATUS	MALE	FEMALE	TOTAL
Armed Forces	-	-	-
Civilian Labor Force	31	24	55
Employed	28	24	52
Unemployed	3	-	3
(Unemployment Rate: %)	9.6	-	5.5
Not in Labor Force	65	105	170
Total	96	129	225
(Participation Rate: %)	32.2	18.6	23.1

Note: (-) denotes zero or rounds to zero

(*) denotes information not provided

Source: US Census Bureau: 2000

Table No. 18 outlines resident employment by occupation for employed persons at the age of 16 and over. In 2000, the majority of resident employment is classified as sales, office occupations, management, professional and related occupations.

TABLE NO. 18
EMPLOYED PERSONS 16 AND OVER BY OCCUPATION
CAPE MAY POINT, NEW JERSEY

INDUSTRY	NUMBER	PERCENT
Management, professional and related occupations	23	44.2
Service occupations	4	7.7
Sales and office occupations	25	48.1
Farming, fishing, and forestry occupations	0	0
Construction, extraction and maintenance occupations	0	0
Production, transportation, and material moving occupations	0	0
Total	52	100

Source: US Census Bureau; 2000

FAIR SHARE PLAN

The Borough of Cape May Point's fair share obligation is the sum of the rehabilitation share (2000), the remaining prior round obligation (1987-1999) and the growth share (2004-2018).

(a) Rehabilitation Share (2000) (0).....	0
(b) Recalculated Obligation (34) - Credit from Prior Round (36).....	0
(c) Growth Share (Based on 11 new jobs).....	1
TOTAL FAIR SHARE OBLIGATION.....	1

ACTUAL NEED

(2004-2008: 22 Residential C.O's).....	6
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In accordance with N.J.A.C. 5:97-2.5, the fair share plan must be evaluated every two years to determine the viability of the fair share plan as it relates to the actual growth that occurred and the corresponding affordable housing obligation. The Borough experienced a residential growth of 22 units and non-residential growth of 0 jobs from 2004 – April of 2008.

Vacant Land Adjustment

The Borough of Cape May Point requested and received a reduction in the Fair Share obligation due to a lack of vacant land in the prior cycles (1993 – 1999). The lack of vacant land in the Borough remains as the main factor in not being able to meet the affordable housing obligation for the prior round. Due to the lack of available land capacity, the Borough cannot provide sufficient land to accommodate the affordable housing obligation. A listing of vacant land is also provided as Exhibit A. The vacant land inventory excludes any land owned by the Borough as of January 1, 1997, land in private ownership which accommodates less than five dwelling units and parcel within the areas of the State regulated by the Division of Coastal Resources. In addition, historically and architecturally important sites, active recreational lands and conservation, parkland and open space lands are not included in the vacant land inventory. As evidenced by the vacant land inventory, the Borough does not have sufficient land area to meet the Fair Share obligation (1993-2004) of 34 affordable housing units and the future Growth Share obligation (2004-2018).

Given the fact that circumstances have not changed, the Borough formally requests that COAH provide a vacant land adjustment from the recalculated prior round obligation and the future growth share obligation. However, COAH requires municipalities that are granted a vacant land adjustment to capture affordable housing opportunities beyond the realistic development potential (RDP). Examples of mechanisms designed to capture

affordable housing opportunities beyond the RDP include zoning for accessory apartments and zoning amendments that impose a development fee.

The Borough is proposing the use of accessory apartment and a development fee ordinance as mechanisms, as described below, to address the unmet need and the future growth share obligation.

Accessory Apartments

6

The Borough of Cape May Point proposes to utilize accessory apartments as a method to meet the third round affordable housing obligation of one unit. An accessory apartment is defined as “a self-contained residential dwelling unit with a kitchen, sanitary facilities, sleeping quarters, and a private entrance, which is created within an existing home, or through the conversion of an existing accessory structure on the same site, or by an addition to an existing home or accessory building.” The Borough has a sufficient existing housing stock to accommodate accessory apartments. Several oversized lots are present within the Borough, which provides an opportunity for the creation of accessory apartments in the form of an addition to the existing structure or the construction of an accessory structure.

In addition, a large percentage of existing residential lots contain an existing accessory structure that could be converted to an accessory apartment. All parcels are serviced by public sewer and water systems.

The majority of the Borough is zoned R-1, which is the residential zoning district. The minimum lot size is 5,000 square feet. Please refer to Exhibit A, for a complete description of existing lots including land use and lot size provided by the tax assessor. As indicated in the tax assessor’s list, a portion of the residential lots are greater than 5,000 square feet and therefore have the potential to accommodate accessory apartments. The R-1 zoning district also permits the conversion of large dwellings into two or more one-family apartments, which provides an additional opportunity to realize accessory apartment structures.

The Borough is committed to bond a minimum of \$20,000 per unit for moderate income households and \$25,000 per unit for low income households for a total subsidy of \$135,000 to help create affordable accessory apartments for moderate income households.

Development Fee Ordinance

The Borough has adopted a development fee ordinance that permits the collection of 1% of the equalized value for residential development and 2 ½ % of the equalized value for non-residential development.